



EXHIBITS

Project Name: Kinkade Crossing Preliminary Plat		Project Number: LUA15-000695, ECF, MOD, PP	
Date of Hearing 11/24/15	Staff Contact Clark H. Close Senior Planner	Project Contact/Applicant Phillip Kitzes, PK Enterprises 23035 SE 263rd St, Maple Valley, WA 98038	Project Location 17709 116th Ave SE, Renton, WA 98058

The following exhibits were entered into the record:

- Exhibit 1: ERC Report
- Exhibit 2: Kinkade Crossing Preliminary Plat Plan (PP-01)
- Exhibit 3: Topography Map, Existing Conditions, Tree Retention (PP-02)
- Exhibit 4: Preliminary Grading Plan (PP-03)
- Exhibit 5: Preliminary Road & Utility Plan (PP-04)
- Exhibit 6: Drainage Control Plan (PP-05)
- Exhibit 7: Preliminary Street Profiles (PP-06)
- Exhibit 8: Preliminary Landscaping Plan (L-1 and L-2)
- Exhibit 9: Neighborhood Detail Map
- Exhibit 10: Geotechnical Engineering Study prepared by The Riley Group, Inc. (dated July 8, 2015)
- Exhibit 11: Preliminary Technical Information Report prepared by ESM Consulting Engineers, LLC (dated August 26, 2015)
- Exhibit 12: Arborist Report prepared by Altmann Oliver Associates, LLC (dated September 18, 2015)
- Exhibit 13: Soos Creek Water and Sewer District Certificate of Water Availability (dated June 20, 2015)
- Exhibit 14: Soos Creek Water and Sewer District Certificate of Sewer Availability (dated June 20, 2015)
- Exhibit 15: Construction Mitigation Description
- Exhibit 16: Advisory Notes to Applicant (ran October 22, 2015)
- Exhibit 17: Hearing Examiner Staff Recommendation (dated November 24, 2015)
- Exhibit 18: Renton School District Capacity
- Exhibit 19: Staff response to Jermasek (dated September 29, 2015)
- Exhibit 20: Environmental "SEPA" Determination, ERC Mitigation Measures and Advisory Notes
- Exhibit 21: Preliminary Plat Plan: Proposed Corrections
- Exhibit 22: Traffic Concurrency Test for the Kinkade Crossing: Bannwarth
- Exhibit 23: Affidavit of posting and mailing
- Exhibit 24: CI-73 (Revised) Residential Building Height

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: October 26, 2015

Project Name: Kinkade Crossing Preliminary Plat

Project Number: LUA15-000695, ECF, MOD, PP

Project Manager: Clark H. Close, Senior Planner

Owner: Nordic Ridge, LLC, 15 Lake Bellevue Dr #102, Bellevue, WA 98005

Applicant/Contact: Phillip Kitzes, PK Enterprises, 23035 SE 263rd St, Maple Valley, WA 98038

Project Location: 17709 116th Ave SE (APN 3223059303)

Project Summary: The applicant is requesting Preliminary Plat, SEPA Environmental Review and two (2) road modification for approval of a 17-lot subdivision. The 3.63 acre site is located at 17709 116th Ave SE (APN 3223059303) within the Residential-8 zoning district. The parcel is proposed to be divided into 17 residential lots, a storm drainage tract, a park tract, and a shared driveway tract. The drainage tract measures 17,680 square feet (sf) and consist of a stormwater pond located in the northeast corner of the site. The applicant would dedicate 43,771 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 5,000 sf to 6,695 sf with an average lot size of 5,376 sf. The plat would result in a net density of 6.2 du/ac. Access to the site would be gained by extending the residential access road (SE 177th Pl) to the east to connect to 116th Ave SE. An additional north south limited access road would provide access to the lots.

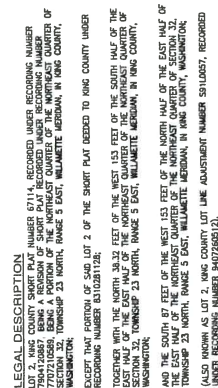
No critical areas have been identified onsite. Soils consist of loose to very dense silty sand with gravel. The soil generally becomes denser with depth. The site slopes generally northeast at gradients of about 10% with an elevation change across the site of approximately 30 feet. All existing improvements and buildings would be demolished or removed during plat construction. The applicant has proposed to retain four (4) of the 25 significant trees onsite. The applicant has submitted a Technical Information Report, Arborist Report and a Geotechnical Engineering Study with the application.

Site Area: 157,958 SF (3.63 acres)

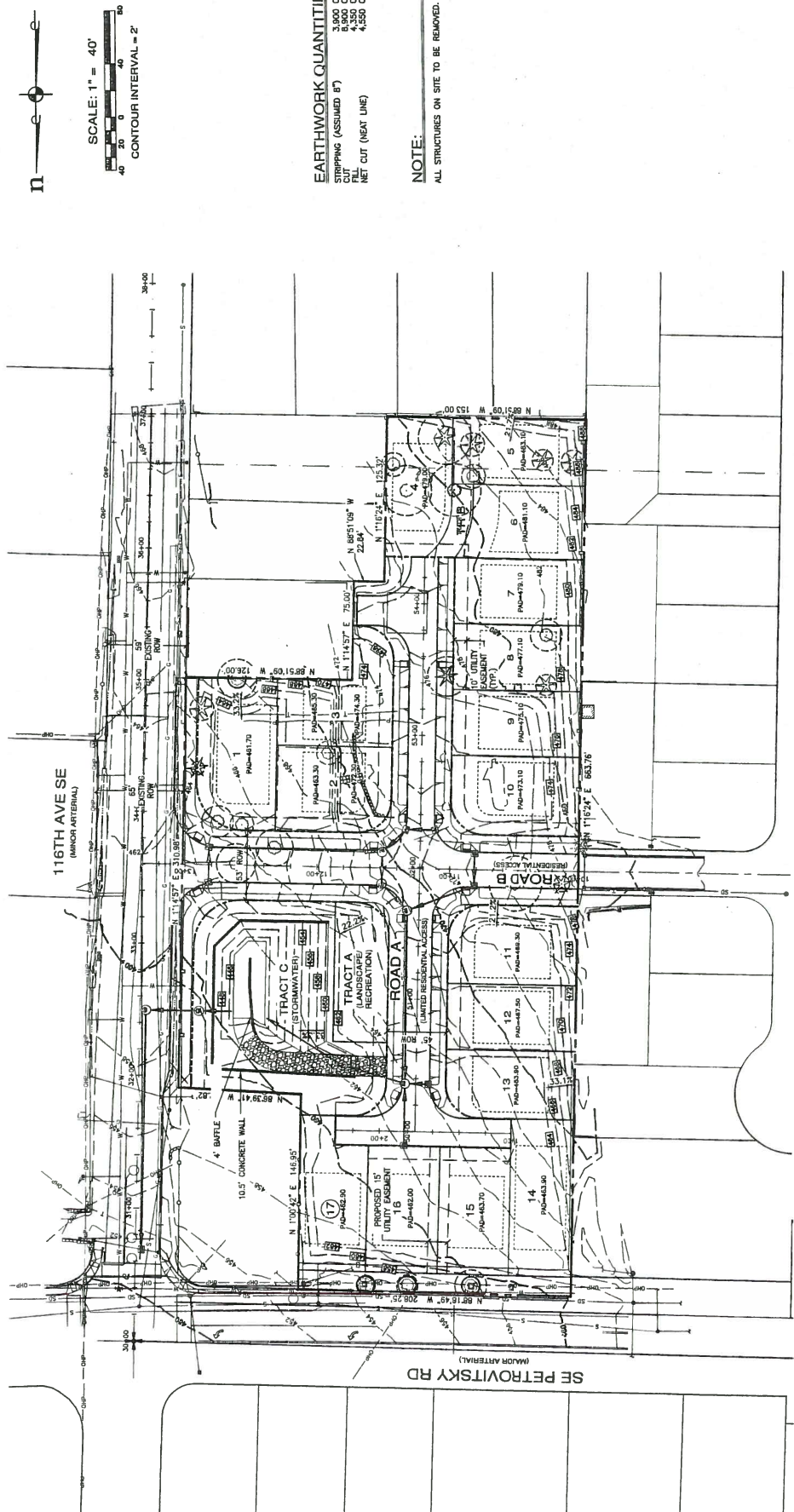
STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).

**Entire Document
Available Upon Request**

EXHIBIT 1

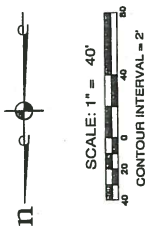


A PORTION OF THE NE 1/4 OF SECTION 32, TWP. 23 N., RGE. 5 E., KING COUNTY, WA

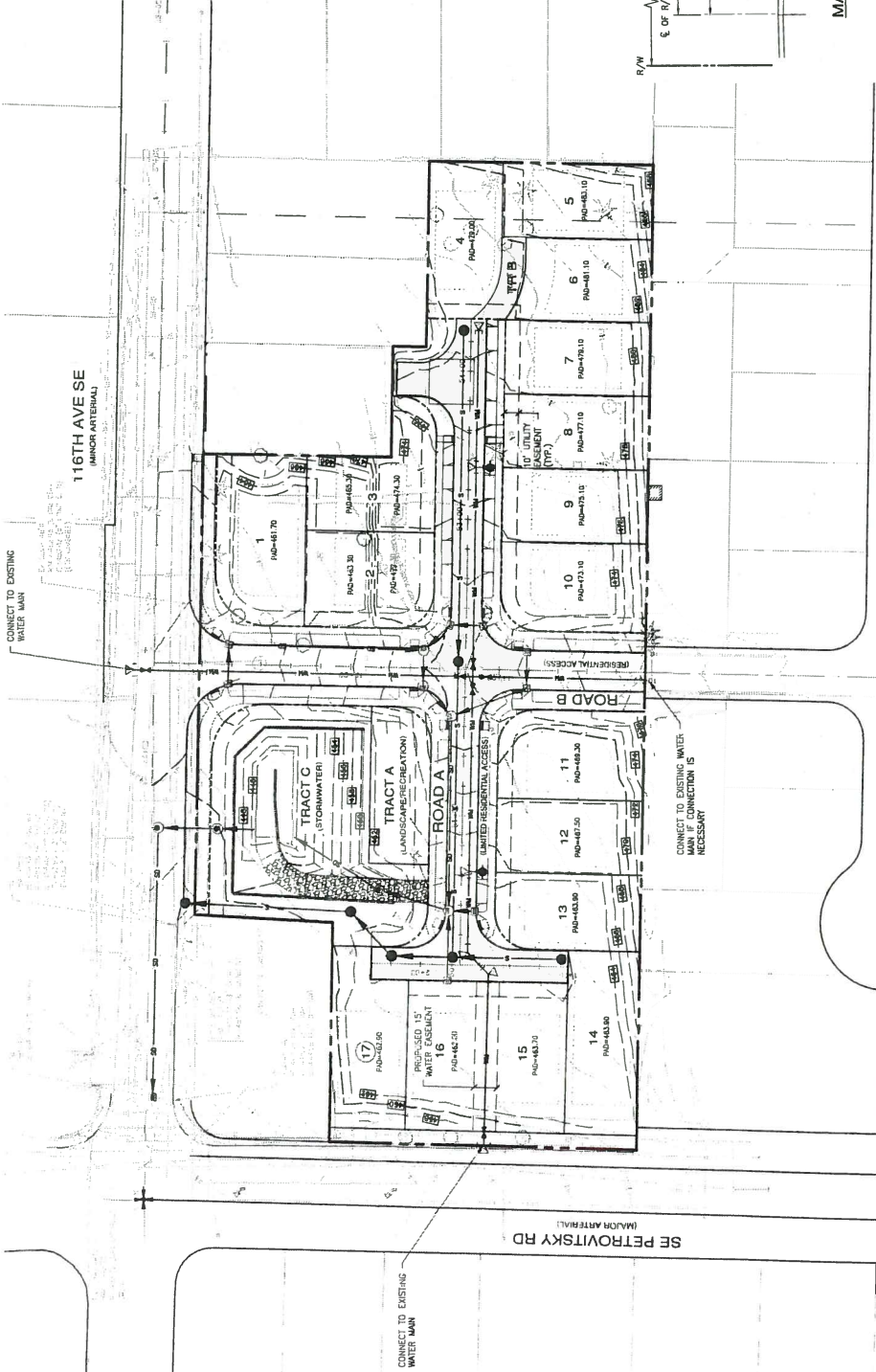
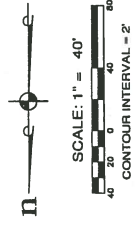


EARTHWORK QUANTITIES
 STRIPPING (ASSUMED 8") 3,900 CYOS
 FILL 4,350 CYOS
 NET CUT (NEXT LINE) 4,350 CYOS

NOTE:
 ALL STRUCTURES ON SITE TO BE REMOVED.

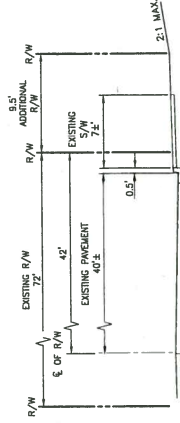


A PORTION OF THE NE 1/4 OF SECTION 32, TWP. 23 N., RGE. 5 E., KING COUNTY, WA

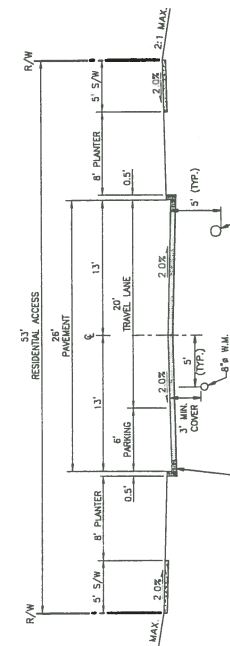
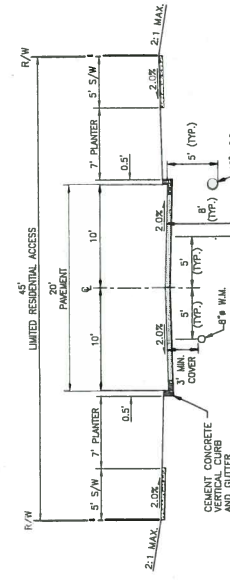
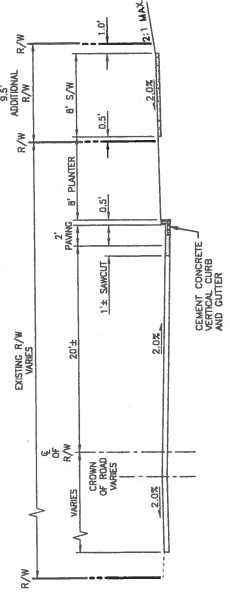


LEGEND

- EXISTING STORM DRAINAGE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED 12" STORM DRAINAGE
- PROPOSED 8" SANITARY SEWER
- PROPOSED 8" WATER MAIN
- FIRE HYDRANT
- STREET LIGHT
- PROPOSED LOT LINE
- BUILDING SETBACK LINE



MAJOR ARTERIAL - SE PETROVITSKY RD
SCALE: 1"=6'

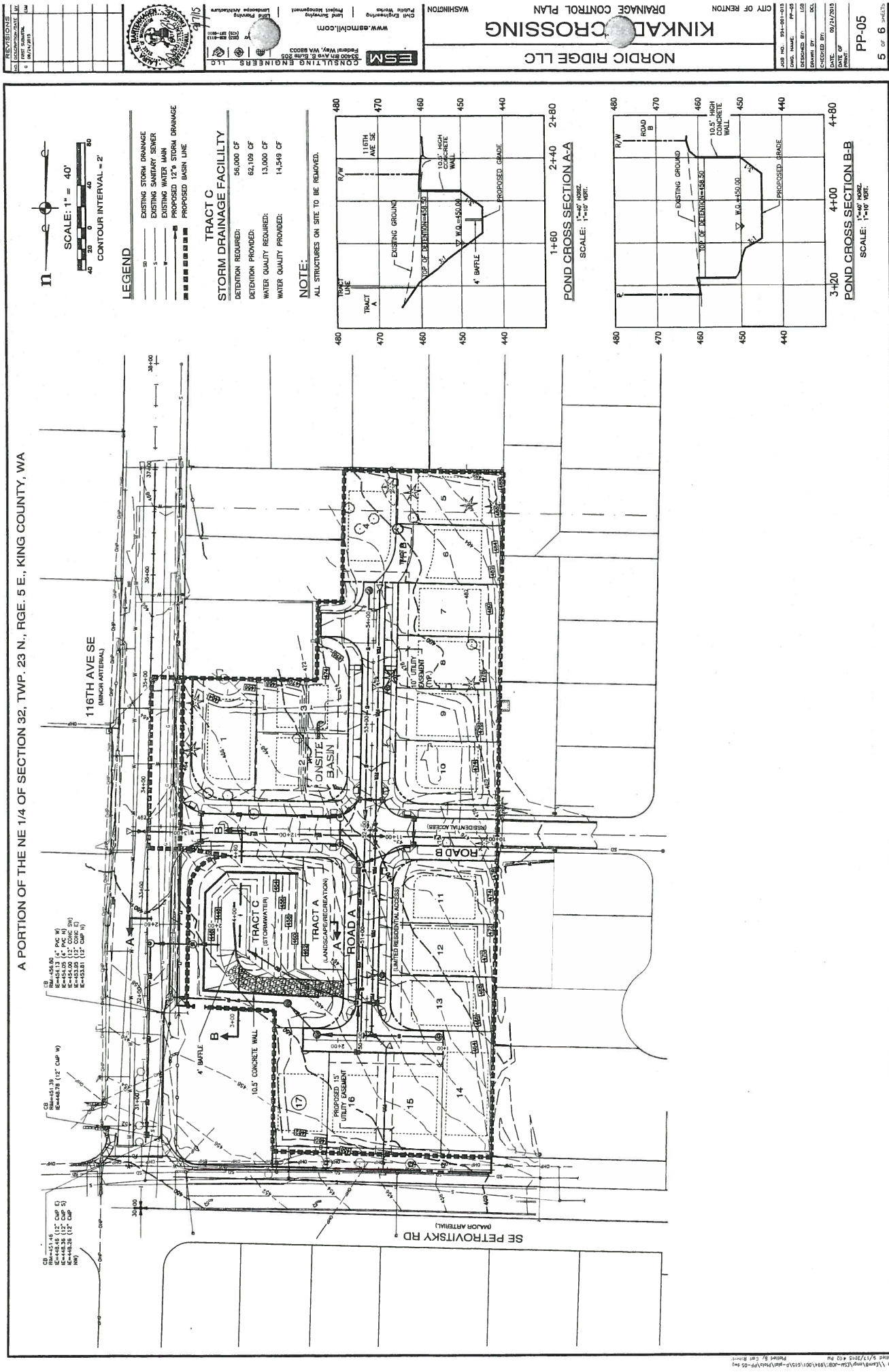


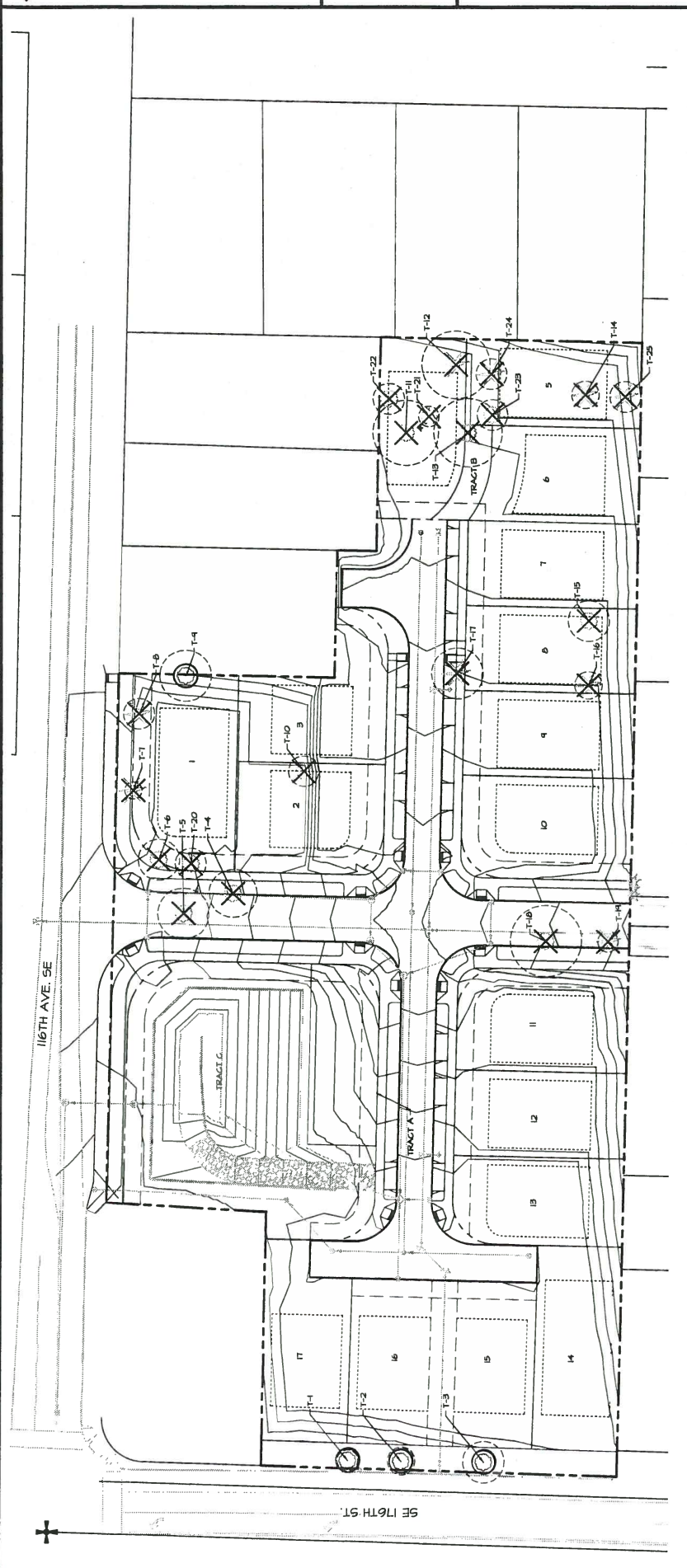
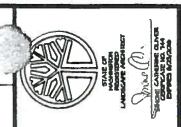
MINOR ARTERIAL - 116TH AVE SE
SCALE: 1"=6'

LIMITED RESIDENTIAL ACCESS - ROAD A
SCALE: 1"=6'

RESIDENTIAL ACCESS - ROAD B
SCALE: 1"=6'

EXHIBIT 5





GRAPHIC SCALE
 (IN FEET)

PLAN LEGEND

TREE CALCULATIONS

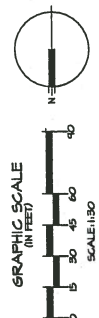
TREE LEGEND

EXISTING TREE TO REMAIN	EXISTING TREE TO BE REMOVED	DRIP LINE
T-1	T-2	T-3
T-4	T-5	T-6
T-7	T-8	T-9
T-10	T-11	T-12
T-13	T-14	T-15
T-16	T-17	T-18
T-19	T-20	T-21
T-22	T-23	T-24
T-25		

SIZE (DBH)	DRIP LINE RADII	NOTES	REMOVAL/RETAIN
8"	8'	FAIR HEALTH	REPLACE
10"	10'	FAIR HEALTH	REPLACE
12"	12'	FAIR HEALTH	REPLACE
14"	14'	FAIR HEALTH	REPLACE
16"	16'	FAIR HEALTH	REPLACE
18"	18'	FAIR HEALTH	REPLACE
20"	20'	FAIR HEALTH	REPLACE
22"	22'	FAIR HEALTH	REPLACE
24"	24'	FAIR HEALTH	REPLACE
26"	26'	FAIR HEALTH	REPLACE
28"	28'	FAIR HEALTH	REPLACE
30"	30'	FAIR HEALTH	REPLACE
32"	32'	FAIR HEALTH	REPLACE
34"	34'	FAIR HEALTH	REPLACE
36"	36'	FAIR HEALTH	REPLACE
38"	38'	FAIR HEALTH	REPLACE
40"	40'	FAIR HEALTH	REPLACE
42"	42'	FAIR HEALTH	REPLACE
44"	44'	FAIR HEALTH	REPLACE
46"	46'	FAIR HEALTH	REPLACE
48"	48'	FAIR HEALTH	REPLACE
50"	50'	FAIR HEALTH	REPLACE
52"	52'	FAIR HEALTH	REPLACE
54"	54'	FAIR HEALTH	REPLACE
56"	56'	FAIR HEALTH	REPLACE
58"	58'	FAIR HEALTH	REPLACE
60"	60'	FAIR HEALTH	REPLACE
62"	62'	FAIR HEALTH	REPLACE
64"	64'	FAIR HEALTH	REPLACE
66"	66'	FAIR HEALTH	REPLACE
68"	68'	FAIR HEALTH	REPLACE
70"	70'	FAIR HEALTH	REPLACE
72"	72'	FAIR HEALTH	REPLACE
74"	74'	FAIR HEALTH	REPLACE
76"	76'	FAIR HEALTH	REPLACE
78"	78'	FAIR HEALTH	REPLACE
80"	80'	FAIR HEALTH	REPLACE
82"	82'	FAIR HEALTH	REPLACE
84"	84'	FAIR HEALTH	REPLACE
86"	86'	FAIR HEALTH	REPLACE
88"	88'	FAIR HEALTH	REPLACE
90"	90'	FAIR HEALTH	REPLACE
92"	92'	FAIR HEALTH	REPLACE
94"	94'	FAIR HEALTH	REPLACE
96"	96'	FAIR HEALTH	REPLACE
98"	98'	FAIR HEALTH	REPLACE
100"	100'	FAIR HEALTH	REPLACE

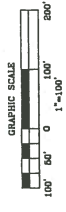
GENERAL NOTES

- BASE INFORMATION PROVIDED BY ESH CONSULTING ENGINEERS, LLC, 35400 8TH AVE, SUITE 100, FARMINGTON, CT 06031, (203) 293-0100.
- THIS PLAN IS PRELIMINARY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. SEE FINAL LANDSCAPE DRAWINGS FOR CONSTRUCTION DETAILS.
- TREE REMOVAL BY AOA OR ILS.

[illegible][illegible]

Neighborhood Detail Map

CITY OF RENTON, KING COUNTY, WASHINGTON



THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN COMPILED FROM VARIOUS PUBLIC SOURCES AND HAVE NOT BEEN ESTABLISHED BY FIELD SURVEY. THEY ARE SHOWN HEREON TO AID IN THE REPRESENTATION OF THE MAP AND SHOULD NOT BE RELIED UPON AS A BOUNDARY SURVEY.



JOB NO. LIDAR DRAWN BY TUD SCALE 1"=100'		DATE 6/25/15 CHECKED BY SPJR SHEET 1 OF 1	
		SITE ADDRESS: 17709 116TH AVE, RENTON, WA	
MAP OF PARCEL #3223059303 FOR PK ENTERPRISES		17709 116TH AVE, RENTON, WA	

EXHIBIT 9



**Entire Document
Available Upon Request**

GEOTECHNICAL ENGINEERING REPORT

PREPARED BY:

**THE RILEY GROUP, INC.
17522 BOTHELL WAY NORTHEAST
BOTHELL, WASHINGTON 98011**

PREPARED FOR:

**NORDIC RIDGE, LLC
15 LAKE BELLEVUE DRIVE, SUITE 102
BELLEVUE, WASHINGTON 98005**

RGI PROJECT No. 2015-097

**NORDIC RIDGE PLAT
17709 116TH AVENUE SOUTHEAST
RENTON, WASHINGTON**

JULY 8, 2015

EXHIBIT 10

Kinkade Crossing

Preliminary Technical Information Report

August 26, 2015

Prepared for

Taylor Development
15 Lake Bellevue Drive, Suite 102
Bellevue, WA 98005
(425) 869-1300

Submitted by

ESM Consulting Engineers, LLC
33400 8th Avenue S, Suite 205
Federal Way, WA 98003

253.838.6113 tel
253.838.7104 fax



www.esmcivil.com

Entire Document
Available Upon Request

EXHIBIT 11

Altmann Oliver Associates, LLC

AOA



PO Box 578

Carnation, WA 98014

Office (425) 333-4545

Fax (425) 333-4509

Environmental
Planning &
Landscape
Architecture

September 18, 2015

AOA-4983

Robert M. Fitzmaurice, PLS
Nordic Ridge, LLC
15 Lake Bellevue Drive, Suite 102
Bellevue, WA 98005

SUBJECT: Kinkade Crossing (AKA Wells Property) – Renton, WA
Existing Tree Evaluation

Dear Robert:

I reviewed the existing significant trees at the above-referenced site on 9/11/15 to determine species, diameter at breast height (dbh) and overall health of each per the City of Renton's Municipal Code Section 4-4-130. Following are the significant trees found on the site along with their species, dbh, drip line (radius), overall health and whether they are proposed for removal or retention. This information is also depicted on L1 of the *Preliminary Landscape Plan* drawing set for the project submittal dated 9/17/15.

SIGNIFICANT TREES LOCATED ONSITE

TREE #	SPECIES	DBH	DRIP LINE (radius)	HEALTH	REMOVE /RETAIN
T-1	Ornamental Cherry (<i>Prunus sp.</i>)	6"	6'	Fair	Retain
T-2	Ornamental Cherry (<i>Prunus sp.</i>)	8"	8'	Fair	Retain
T-3	Ornamental Cherry (<i>Prunus sp.</i>)	10"	12'	Fair	Retain
T-4	Weeping Birch (<i>Betula pendula</i>)	14"	14'	Poor	Remove
T-5	Red Norway Maple (<i>Acer platanooides</i>)	18"	15'	Good	Remove
T-6	Weeping Birch (<i>Betula pendula</i>)	14"	12'	Poor	Remove
T-7	White Pine (<i>Pinus sp.</i>)	7"	5'	Good	Remove
T-8	Korean Pine (<i>Pinus sp.</i>)	10"	9'	Good	Remove
T-9	Big-leaf Maple (<i>Acer macrophyllum</i>)	18"	15'	Good	Retain
T-10	Cherry (<i>Prunus sp.</i>)	10"	9'	Good	Remove
T-11	Apple (<i>Malus sp.</i>)	18"	19'	Fair	Remove
T-12	Douglas Fir (<i>Pseudotsuga menziesii</i>)	38"	20'	Good	Remove
T-13	Pear (<i>Pyrus sp.</i>)	24"	20'	Good	Remove
T-14	White Pine (<i>Pinus sp.</i>)	8"	8'	Good	Remove
T-15	Big-leaf Maple (<i>Acer macrophyllum</i>)	28"	12'	Poor	Remove

EXHIBIT 12

T-16	Spruce (<i>Picea sp.</i>)	18"	8'	Good	Remove
T-17	Twin Black Pine (<i>Pinus sp.</i>)	15", 15"	15'	Good	Remove
T-18	London Plane (<i>Platanus x acerifolia</i>)	18"	21'	Good	Remove
T-19	Noble Fir (<i>Abies procera</i>)	8"	6'	Good	Remove
T-20	Weeping Birch (<i>Betula pendula</i>)	8"	9'	Good	Remove
T-21	Apple (<i>Malus sp.</i>)	9"	6'	Fair	Remove
T-22	Apple (<i>Malus sp.</i>)	18"	9'	Fair	Remove
T-23	Flowering Plum (<i>Prunus sp.</i>)	6"	9'	Good	Remove
T-24	Deodar Cedar (<i>Cedrus deodara</i>)	8"	9'	Good	Remove
T-25	Triple Big-leaf Maple (<i>Acer macrophyllum</i>)	10", 6", 4"	9'	Fair	Remove

TREE CALCULATIONS

Per code, 18 of the 25 significant trees present on this site are required to be included in the tree calculations for preservation. The other 7 trees are located in right-of-ways and exempt from the calculations. In the R-8 Zone, 30% are required to be retained, which equals 5 trees. Only 4 are proposed for retention, therefore tree replacement is required at a rate of 12 caliper inches per shortfall of significant trees for retention (2). Therefore, we've included a minimum of 12 one inch caliper trees on the *Preliminary Landscape Plan* (Sheet L2) to be planted as replacements for the 1 significant tree shortfall on preservation.

If you have any questions, please contact me at 425.333.4535 or simone@altoliver.com.

Sincerely,
ALTMANN OLIVER ASSOCIATES, LLC



Simone Oliver, PLA
Professional Landscape Architect

This certificate provides
information necessary to
evaluate development
proposals.

Certificate : 4614

SOOS CREEK WATER AND SEWER DISTRICT CERTIFICATE OF WATER AVAILABILITY

Type: Preliminary Plat or PUD :

Applicant's Name: Phillip Kitzes

Proposed Use: "Nordic Ridge" 18 Single Family Residences

Location: Lot: Block: Development: NORDIC RIDGE

Parcel: 322305 9303 Address: 1709 116th Ave SE

Information: Previously known as the Wells Subdivision

WATER PURVEYOR INFORMATION

1. a ☐ Water will be provided by service connection only to an existing Null water main, Null feet from the site.
b ☒ Water service will require an improvement to the water system of:
Water service to the proposed plat will require the installation of onsite water main. If fronting improvements are required in 116th Ave SE, the District may require the 6" AC water main be replaced with 8" equivalent DI pipe. Final water layout and requirements will be determined based on final site development plans and Fire Marshal requirements. All plans must be approved by the City of Renton and Soos Creek Water & Sewer District.
2. a ☒ The water system is in conformance with a County approved water comprehensive plan.
b ☐ The water system improvement will require a water comprehensive plan amendment.
3. a ☒ The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of a private water purveyor.
b ☐ Annexation or Boundary Review Board approval will be necessary to provide service.
4. a ☒ Water is/ or will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant 5' feet from the building/property (or as marked on the attached map):
Rate of Flow: 1,000 gpm Duration: 2 hours
b ☐ Water system is not capable of providing fire flow.
5. Service is subject to the following:
a ☒ Connection Charge: Yes
b ☒ Easement (s):
c ☒ Other: A right of way permit will be required for street work.

Cross Connection Control devices must be in conformance with state laws.

Service is subject to the applicants agreement to comply and perform to make such installation and/or connections to the standards, regulations, requirements and conditions of this District and such other agency or agencies having jurisdiction. This District is not representing that its facilities will be extended or otherwise modified to make such service available to the applicant. It is the responsibility of the applicant to make any required extension of facilities to serve their property.

I hereby certify that the above water purveyor information is true. This certification shall be valid for one year from date of signature.

SOOS CREEK WATER & SEWER DISTRICT
Agency Name

Supervisor, Development Administration
Title

Darci Mattioda 6/30/2015
Signatory Name Date

 6/30/15
Signature Date

SOOS CREEK WATER AND SEWER DISTRICT CERTIFICATE OF SEWER AVAILABILITY

Type: Preliminary Plat or PUD

Applicant's Name: Phillip Kitzes

Proposed Use: "Nordic Ridge" 18 Single Family Residences

Location: Lot: Block: Development: NORDIC RIDGE

Parcel: 322305 9303 Address: 17709 116TH AVE SE, RENTON

Information: Previously known as the Wells Subdivision

(Attach map & Legal description if necessary)

SEWER PURVEYOR INFORMATION

1. a ☐ Sewer service will be provided by service connection only to an existing sewer main Null feet from the site and the sewer system has the capacity to serve the proposed area.
b ☒ Other (describe):
Sewer service to the proposed plat will require installation of onsite sanitary sewer main. Final sewer layout will be determined based on final site development plans, building locations and outlet elevations. All plans must be approved by the City of Renton and Soos Creek Water & Sewer District Creek Water & Sewer District.
2. a ☒ The sewer system is in conformance with a County approved sewer comprehensive plan.
b ☐ The sewer system improvement will require a sewer comprehensive plan amendment.
3. a ☒ The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city.
b ☐ Annexation or Boundary Review Board approval will be necessary to provide service, or sign a Power of Attorney for annexation.
4. Service is subject to the following:
a ☒ Connection Charge: Yes, including Latecomers No. 25 and 97
b ☒ Easement (s):
c ☒ Other: A right of way permit will be required for street work.

Service is subject to the applicants agreement to comply and perform to make such installation and/or connections to the standards, regulations, requirements and conditions of this District and such other agency or agencies having jurisdiction. This District is not representing that it's facilities will be extended or otherwise modified to make such service available to the applicant. It is the responsibility of the applicant to make any required extension of facilities to serve their property.

I hereby certify that the above sewer purveyor information is true. This certification shall be valid for one year from date of signature.

SOOS CREEK WATER & SEWER DISTRICT
Agency Name

Supervisor, Development Administration
Title

Darci Mattioda 6/30/2015
Signatory Name Date


Signature Date

**Kinkade Crossing 17-LOT PLAT
17709 116TH AVENUE SE, RENTON, WA 98058**

September 18, 2015

Construction Mitigation Description:

The proposed Kinkade Crossing Plat is for seventeen (17) lots located at the southwest corner of 116th Avenue SE and SE Petrovitsky Road (17709 116th Avenue SE) in the City of Renton, 98058. As required, the following information is being provided as a construction mitigation description as required in the submittal for a preliminary plat:

- **Proposed Construction Dates:** Upon approval of all jurisdictional and purveyor permits—ETA start is Spring of 2016 and would run through the summer.
- **Hours and Days Operation:** As allowed per the jurisdiction. Generally, Monday through Saturday (7:00A to 7:00P).
- **Proposed Haul/Transport Routes:** Export of 4,600 CY (Haul route(s) to be determined.
- **Measures to Min. Dust, Traffic, Etc.:** As required by the City.
- **Special Hours of Operation:** None proposed at this time.
- **Preliminary Traffic Control Plan:** None proposed at this time.

Application Date: September 22, 2015

Name: Kinkade Crossing

Site Address: 17709 116th Ave SE

Renton, WA 98058-6571

PLAN - Planning Review - Land Use

Version 1 | October 19, 2015

Police Plan Review Comments

Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

Community Services Review Comments

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Five feet (5') wide bike lane per adopted Trails & Bicycle Master Plan to be included along 116th Ave SE.

Engineering Review Comments

Contact: Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

Recommendations: I have reviewed the application for Kinkade Crossing preliminary plat located at 17709 116th Ave SE and have the following comments:

EXISTING CONDITIONS

WATER Water service will be provided by Soos Creek Water and Sewer service District

SEWER Sewer service will be provided by Soos Creek Water and Sewer service District

STORM There is existing 12 18 inch diameter storm water main on SE Petrovitsky Road. There is existing stormwater ditch on 116th Ave SE. There is no existing stormwater feature on SE 177th Pl.

STREETS SE Petrovitsky Road is a principal arterial, 116th Ave SE is a minor arterial, and SE 177th Pl is a residential street.

CODE REQUIREMENTS

WATER

1. A water availability certificate from Soos Creek Water and Sewer service District was provided.
2. Approved water plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.
3. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.

SANITARY SEWER

1. A sewer availability certificate from Soos Creek Water and Sewer service District was provided.
2. Approved sewer plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.

SURFACE WATER

1. A drainage plan and drainage report, based on the City of Renton Amendments to the 2009 King County Surface Water Manual, prepared by ESM Consulting Engineers, LLC, was submitted for the project. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. A combined detention / water quality pond is proposed to meet the detention and water quality needs of the project. The proposed facility will be a public storm water facility. Appropriate individual lot storm water flow control BMPs will be required to be provided by the project.

The City of Renton standards require 10 feet of horizontal separation between stormwater pipe and water pipe, and 7 feet horizontal separation between the stormwater pipe and other utility pipes. The required horizontal and vertical separation will have to be provided. Stormwater pond and the pond access should be provided as per the City Amendments. Final plans and drainage report based on the requirements mentioned in the City of Renton Amendments to the 2009 King County Surface Water Manual is required to be submitted with the utility construction permit.

2. A geotechnical report prepared by Riley Group Inc. was submitted for the project. The report identifies that the soil is not good for infiltration.
3. The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit and the fee rate that is current at the time of issuance of the utility construction permit will be applicable and the fees are payable prior to issuance of the construction permit.
4. A Construction Stormwater General Permit from Department of Ecology is required for the project since the clearing and grading exceeding one acre.
5. System Development Charge (SDC) fee is required at the time of issuance of the utility construction permit. The current fee is \$1,350 per single family house. The SDC fee that is current at the time of utility construction permit will be applicable on the project.

EXHIBIT 16



PLAN - Planning Review - Land Use

Version 1 | October 19, 2015

Engineering Review Comments	Contact: Rohini Nair 425-430-7298 rnair@rentonwa.gov
<p>TRANSPORTATION/STREET</p> <p>1. Payment of transportation impact fee is applicable on the single family houses. The current transportation impact fee rate is \$2,214.44 per new lot. The transportation impact fee that is current at the time of building permit will be levied. Payment of the transportation impact fee is due at the time of issuance of the single family building permits.</p> <p>2. SE Petrovitsky Rd is a principal Arterial with existing Right of way (ROW) width of 72 feet, with 42 feet half street ROW width on the site frontage. The RMC 4 6 060 required ROW width on the 5 lane principal arterial is 103 feet, with 66 feet paved width, 0.5 feet wide curbs, 8 feet wide landscaped planters, and 8 feet wide sidewalks, . As per information from Transportation section, there are plans for a separated pedestrian and bike path on the north side of SE Petrovitsky Road, which will not require bike lane paved width on the south side of SE Petrovitsky Road. Therefore, staff can support a 28 feet half street paved width along with 0.5 feet wide curb, 8 feet wide landscaped planter, 8 feet wide sidewalk, and 1 foot clear width back of the sidewalk, which will require a half street ROW width of 45.5 feet. The ROW dedication required on the project frontage based on the 45.5 feet half street ROW width is 9.5 feet, which is smaller than the RMC4 6 060 required dedication. Therefore, a street modification request should be submitted by the developer.</p> <p>3. 116th Ave SE is a minor arterial with existing ROW width varying from 60 feet to 66 feet, with 30 feet half street ROW width on the site frontage. RMC 4 6 060 has a minimum ROW width of 91 feet for Minor Arterial with 0.5 feet wide curb, 8 feet wide landscaped planter, and 8 feet wide sidewalks. Since Transportation section's plan for the street includes a half street cross section that includes a 22 feet paved width (including 5 feet wide bike lane) from center line of the ROW, 0.5 feet wide curb, 8 foot wide planter, 8 feet wide sidewalk and 1 feet clear space back of sidewalk. If the required street frontage improvements, including the 1 feet clear space can be included in the 9.5 feet of ROW dedication then the proposed ROW dedication of 9.5 feet is acceptable. However, if the required street frontage improvements, including the 1.0 feet clear space needs more than 9.5 feet of ROW dedication, then the ROW dedication greater than 9.5 feet would be required to make sure that the 1 foot clear space back of sidewalk is also within the ROW. Staff can support a street modification that would meet the plan of the Transportation section. A street modification request should be submitted by the developer.</p> <p>4. South 177th Place is a residential street. The east west extension of SE 177th Place from the existing dead end located at the west of the site, to connect with 116th Ave SE is proposed to meet the east west site access requirements. To meet the city code requirements, a 53 feet wide ROW width with 26 feet wide paved width with 0.5 feet wide curbs, 8 feet wide landscaped planters, and 5 feet wide sidewalks are required.</p> <p>5. A limited access residential street with 20 feet paved width, with hammerheads at the north end or south end, is proposed as the internal north south site access. 0.5 feet wide curb, 7 feet wide landscaped planter (modification request should be submitted for reducing the 8 feet landscaped planter width), and 5 feet wide sidewalk are also shown on both sides of the street. The proposed ROW width for the limited access residential street is 45 feet. The hammer head turnaround should meet with fire department requirements also. Parking is not allowed on streets with 20 feet or less paved width., No Parking signs will be required to be provided by the developer. The site does not gain direct access from SE Petrovitsky Road. A private access tract is proposed to provide shared driveway access to Lots 4, 5, and 6. RMC 4 6 060 says that the shared driveway should not be created by a subdivision of 10 or more lots. This project is a subdivision of 17 lots. The applicant had submitted a modification request for the shared driveway, which cannot be supported by staff. Therefore, the shared driveway is not appropriate. Either extend the limited access residential street further to the south, so that all lots gain access directly from the public street, or any other access option that follows the code should be proposed.. Alley access as per code requirements should be included.</p> <p>6. Adequate sight distance should be provided at the intersection of the proposed new street with 116th Ave SE.</p> <p>7. No lot is proposed to gain direct access from 116th Ave SE. The individual driveways shall be as per RMC 4 4 060.</p> <p>8. The allowed maximum slope back of sidewalk is 4H:1V. The current plans showed a slope of 2H:1V, which should be corrected in the plans given with the utility construction permit.</p> <p>9. Paving and trench restoration as per the City's Standard Trench Restoration and Pavement Overlay Standards will be applicable for any utility work or any pavement cut work in the public street.</p> <p>10. Street lighting as per City standards is required on the internal access public east west and north south streets. No streetlights are required to be provided by the developer on SE Petrovitsky Rd due to existing overhead power lines. Arterial lights as per city standards are required on 116th Ave SE.</p> <p>11. All sidewalks and ramps should be ADA compliant.</p> <p>GENERAL COMMENTS</p> <p>1. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.</p> <p>2. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.</p> <p>3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.</p>	

PLAN - Planning Review - Land Use

Version 1 | October 19, 2015

Fire Review - Building Comments**Contact:** Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are currently applicable at the rate of \$479.28 per single family unit. Credit would be granted for the one existing home to be removed.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings. A water availability certificate is required from Soos Creek Water and Sewer District.

2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Access is required within 150 feet of all points on the buildings. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. Hammerhead turnarounds are allowed for dead end streets up to 300 feet long. Access as proposed appears adequate.

Planning Review Comments**Contact:** Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations: 1. RMC section 4 4 030C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.

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3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.

5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING - Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

SCHOOL INFORMATION REQUEST

**Subject: Kinkade Crossing Preliminary Plat
LUA15-000695, ECF, MOD PP**

The City of Renton's Department of Community and Economic Development (CED) has received an application for a preliminary plat located at **17709 116th Ave SE**. Please see the attached Notice of Application for further details.

In order to process this application, CED needs to know which Renton schools would be attended by children living in residences at the location indicated above. Please fill in the appropriate schools on the list below and return this letter to my attention, City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, Washington 98057 or fax to (425) 430-7300, **by October 9, 2015**.

Elementary School: Benson Hill Elementary School (within walking distance; no school bus transportation)

Middle School: Nelsen Middle School (school bus transportation provided)

High School: Lindbergh High School (school bus transportation provided)

Will the schools you have indicated be able to handle the impact of the additional students estimated to come from the proposed development? Yes: As of today's enrollment No _____

Any Comments: _____

Denis Law
Mayor



September 29, 2015

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Weston Jermasek
11510 SE 178th Pl
Renton WA 98055

**SUBJECT: KINKADE CROSSING PRELIMINARY PLAT COMMENT RESPONSE LETTER
LUA15-000695, ECF, MOD, PP**

Dear Mr. Jermasek:

Thank you for your email related to the Kinkade Crossing Preliminary Plat (sent September 29, 2015) wherein you requested copies of all application information, such as the geotechnical study, significant tree map, site plans, all future reviews, reports, schedules, and addendum regarding this project. Your email will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

The City has yet to make a decision on the proposal. The applicant, Nordic Ridge, LLC, has only made application for Preliminary Plat, SEPA Environmental Review and a road modification for the subject development and a decision has yet to be made. You received a notice soliciting public comment and these comments are used to help City staff complete a comprehensive review which will continue over the coming months.

This matter is tentatively scheduled for consideration by the Environmental Review Committee on October 26, 2015. In addition, this matter is tentatively scheduled for a Public Hearing on **November 24, 2015** at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton.

Thank you for interest in this project and if you have any further questions please feel free to contact me at 425-430-7289 or cclose@rentonwa.gov. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Clark H. Close".

Clark H. Close
Senior Planner

Enclosure: Application submittal items and communication provided by email to Mr. Jermasek

cc: File LUA15-000695, ECF, MOD, PP

Denis Law
Mayor



October 30, 2015

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on October 26, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: Kinkade Crossing Preliminary Plat
PROJECT NUMBER: LUA15-000695, ECF, MOD, PP

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 13, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7289.

For the Environmental Review Committee,

A handwritten signature in cursive script, appearing to read "Clark H. Close".

Clark H. Close
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER: LUA15-000695, ECF, MOD, PP
APPLICANT: Phillip Kitzes, PK Enterprises
PROJECT NAME: Kinkade Crossing Preliminary Plat

The applicant is requesting Preliminary Plat, SEPA Environmental Review and two (2) road modifications for approval of a 17-lot subdivision. The 3.63 acre site is located at 17709 116th Ave SE (APN 3223059303) within the Residential-8 zoning district. The parcel is proposed to be divided into 17 residential lots, a storm drainage tract, a park tract, and a shared driveway tract. The drainage tract measures 17,680 square feet (sf) and consist of a stormwater pond located in the northeast corner of the site. The applicant would dedicate 43,771 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 5,000 sf to 6,695 sf with an average lot size of 5,376 sf. The plat would result in a net density of 6.2 du/ac. Access to the site would be gained by extending the residential access road (SE 177th Pl) to the east to connect to 116th Ave SE. An additional north south limited access road would provide access to the lots.

No critical areas have been identified onsite. Soils consist of loose to very dense silty sand with gravel. The soil generally becomes denser with depth. The site slopes generally northeast at gradients of about 10% with an elevation change across the site of approximately 30 feet. All existing improvements and buildings would be demolished or removed during plat construction. The applicant has proposed to retain four (4) of the 25 significant trees onsite. The applicant has submitted a Technical Information Report, Arborist Report and a Geotechnical Engineering Study with the application.

PROJECT LOCATION: 17709 116th Ave SE
LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 13, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



PUBLICATION DATE:

October 30, 2015

DATE OF DECISION:

October 26, 2015

SIGNATURES:



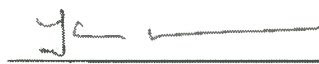
Gregg Zimmerman, Administrator
Public Works Department

10/26/15
Date



Mark Peterson, Administrator
Fire & Emergency Services

10/26/15
Date



Terry Higashiyama, Administrator
Community Services Department

10/26/15
Date



C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

10/26/15
Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA15-000695, ECF, MOD, PP

APPLICANT: Phillip Kitzes, PK Enterprises; 23035 SE 263rd St.; Mpale
Valley, WA 98038

PROJECT NAME: Kinkade Crossing Preliminary Plat

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PROJECT LOCATION: 17709 116th Ave SE

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. Project construction shall be required to comply with the recommendations included in the Geotechnical Engineering Report, prepared by The Riley Group, Inc. dated July 8, 2015 or an updated report submitted at a later date.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

PLAN - Planning Review - Land Use Version 1 | October 19, 2015

Police Plan Review Comments Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

Community Services Review Comments Contact: Leslie Betlach | 425-430-6619 |

LBetlach@rentonwa.gov

Recommendations: 1. Five feet (5') wide bike lane per adopted Trails & Bicycle Master Plan to be included along 116th Ave SE.

Engineering Review Comments Contact: Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

Recommendations: I have reviewed the application for Kinkade Crossing preliminary plat located at 17709 116th Ave SE and have the following comments:

EXISTING CONDITIONS

WATER Water service will be provided by Soos Creek Water and Sewer service District

SEWER Sewer service will be provided by Soos Creek Water and Sewer service District

STORM There is existing 12 18 inch diameter storm water main on SE Petrovitsky Road. There is existing stormwater ditch on 116th Ave SE. There is no existing stormwater feature on SE 177th Pl.

STREETS SE Petrovitsky Road is a principal arterial, 116th Ave SE is a minor arterial, and SE 177th Pl is a residential street.

CODE REQUIREMENTS

WATER

1. A water availability certificate from Soos Creek Water and Sewer service District was provided.
2. Approved water plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.
3. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.

SANITARY SEWER

1. A sewer availability certificate from Soos Creek Water and Sewer service District was provided.
2. Approved sewer plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.

SURFACE WATER

1. A drainage plan and drainage report, based on the City of Renton Amendments to the 2009 King County Surface Water Manual, prepared by ESM Consulting Engineers, LLC, was submitted for the project. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. A combined detention / water quality pond is proposed to meet the detention and water quality needs of the project. The proposed facility will be a public storm water facility. Appropriate individual lot storm water flow control BMPs will be required to be provided by the project. The City of Renton standards require 10 feet of horizontal separation between stormwater pipe and water pipe, and 7 feet horizontal separation between the stormwater pipe and other utility pipes. The required horizontal and vertical separation will have to be provided. Stormwater pond and the pond access should be provided as per the City Amendments. Final plans and drainage report based on the requirements mentioned in the City of Renton Amendments to the 2009 King County Surface Water Manual is required to be submitted with the utility construction permit.

2. A geotechnical report prepared by Riley Group Inc. was submitted for the project. The report identifies that the soil is not good for infiltration.

3. The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit and the fee rate that is current at the time of issuance of the utility construction

permit will be applicable and the fees are payable prior to issuance of the construction permit.

4. A Construction Stormwater General Permit from Department of Ecology is required for the project since the clearing and grading exceeding one acre.

5. System Development Charge (SDC) fee is required at the time of issuance of the utility construction permit. The current fee is \$1,350 per single family house. The SDC fee that is current at the time of utility construction permit will be applicable on the project.

PLAN - Planning Review - Land Use Version 1 | October 19, 2015

Engineering Review Comments Contact: Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

TRANSPORTATION/STREET

1. Payment of transportation impact fee is applicable on the single family houses. The current transportation impact fee rate is \$2,214.44 per new lot. The transportation impact fee that is current at the time of building permit will be levied. Payment of the transportation impact fee is due at the time of issuance of the single family building permits.

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PLAN - Planning Review - Land Use Version 1 | October 19, 2015

Fire Review - Building Comments Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

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4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.


5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

M E M O R A N D U M

DATE: November 17, 2015

TO: Clark Close, Senior Planner

FROM: Brianne Bannwarth, Development Engineering Manager 

SUBJECT: **Traffic Concurrency Test – Kinkade Crossing;
File No. LUA15000695, ECF, MOD, PP**

The applicant is requesting Preliminary Plat, SEPA Environmental Review and two (2) road modifications in order to subdivide a 3.63 area property into 17 lots for the future construction of single family residences. Three (3) tracts are proposed for storm drainage, a park and a shared driveway. The project site is located within the Residential-8 zoning designation, an existing single family residence and accessory structures are proposed to be removed. The proposed lot sizes would range in area from 5,000 sq. ft. to 6,695 sq. ft. The existing single family home will be demolished.

Access to the proposed lots is planned via extending the residential access road (SE 177th Pl) to the east to connect to 116th Ave SE; an additional north south limited access road would provide access to the majority of the lots.

The proposed development would generate approximately 195 net new average weekday daily trips. During the weekday AM peak hour, the project would generate approximately 23 net new trips (6 inbound and 17 outbound). During the weekday PM peak hour, the project would generate approximately 21 net new trips (13 inbound and 8 outbound). The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

Traffic Concurrency Test Criteria	Pass
Implementation of citywide Transportation Plan	Yes
Within allowed growth levels	Yes
Project subject to transportation mitigation or impact fees	Yes
Site specific street improvements to be completed by project	Yes
Traffic Concurrency Test Passes	

Evaluation of Test Criteria

Implementation of citywide Transportation Plan: As shown on the attached citywide traffic concurrency summary, the city's investment in completion of the forecast traffic improvements are at 130% of the scheduled expenditure through 2014.

Within allowed growth levels: As shown on the attached citywide traffic concurrency summary, the calculated citywide trip capacity for concurrency with the city adopted model for 2014 is 88,624 trips, which provides sufficient capacity to accommodate the 206 additional trips from this project. A resulting 88,429 trips are remaining.

Project subject to transportation mitigation or impact fees: The project will be subject to transportation impact fees at time of building permit for each new single family residence.

Site specific street improvements to be completed by project: The project will be required to complete all internal and frontage street improvements for the building prior to occupancy. Any additional off-site improvements identified through SEPA or land use approval will also be completed prior to final occupancy.

Background Information on Traffic Concurrency Test for Renton

The City of Renton Traffic Concurrency requirements for proposed development projects are covered under Renton Municipal Code (RMC) 4-6-070. The specific concurrency test requirement is covered in RMC 4-6-070.D, which is listed for reference:

D. CONCURRENCY REVIEW PROCESS:

1. Test Required: A concurrency test shall be conducted by the Department for each nonexempt development activity. The concurrency test shall determine consistency with the adopted Citywide Level of Service Index and Concurrency Management System established in the Transportation Element of the Renton Comprehensive Plan, according to rules and procedures established by the Department. The Department shall issue an initial concurrency test result describing the outcome of the concurrency test.

2. Written Finding Required: *Prior to approval of any nonexempt development activity permit application, a written finding of concurrency shall be made by the City as part of the development permit approval. The finding of concurrency shall be made by the decision maker with the authority to approve the accompanying development permits required for a development activity. A written finding of concurrency shall apply only to the specific land uses, densities, intensities, and development project described in the application and development permit.*

3. Failure of Test: *If no reconsideration is requested, or if upon reconsideration a project fails the concurrency test, the project application shall be denied by the decision maker with the authority to approve the accompanying development activity permit application.*

The Concurrency Management System established in the Transportation Element on page XI-65 of the Comprehensive Plan states the following:

Based upon the test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation, development will have met City of Renton concurrency requirements.

CITY OF Renton **NOTICE**

OF ENVIRONMENTAL DETERMINATION ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M) POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Kinkade Crossing Preliminary Plat
PROJECT NUMBER: LUAS-000695, ECF, MOD, PP
LOCATION: 17709 116th Ave SE
DESCRIPTION: THE APPLICANT IS REQUESTING PRELIMINARY PLAT, SEPA ENVIRONMENTAL REVIEW AND TWO (2) ROAD MODIFICATIONS FOR APPROVAL OF A 17-LOT SUBDIVISION. THE 3.63 ACRE SITE IS LOCATED AT 17709 116TH AVE SE (APN 3223059303) WITHIN THE RESIDENTIAL-8 ZONING DISTRICT. THE PARCEL IS PROPOSED TO BE DIVIDED INTO 17 RESIDENTIAL LOTS, A STORM DRAINAGE TRACT, A PARK TRACT, AND A SHARED DRIVEWAY TRACT. THE DRAINAGE TRACT MEASURES 17,680 SQUARE FEET (SF) AND CONSIST OF A STORMWATER POND LOCATED IN THE NORTHEAST CORNER OF THE SITE. THE APPLICANT WOULD DEDICATE 43,771 SF FOR PUBLIC RIGHT-OF-WAY TO SERVE THE NEW LOTS. THE PROPOSED LOTS WOULD RANGE IN SIZE FROM 5,000 SF TO 6,595 SF WITH AN AVERAGE LOT SIZE OF 5,376 SF. THE PLAT WOULD RESULT IN A NET DENSITY OF 8.2 DU/AC. ACCESS TO THE SITE WOULD BE GAINED BY EXTENDING THE RESIDENTIAL ACCESS ROAD (SE 177TH PL) TO THE EAST TO CONNECT TO 116TH AVE SE. AN ADDITIONAL NORTH SOUTH LIMITED ACCESS ROAD WOULD PROVIDE ACCESS TO THE LOTS

NO CRITICAL AREAS HAVE BEEN IDENTIFIED ONSITE. SOILS CONSIST OF LOOSE TO VERY DENSE SILTY SAND WITH GRAVEL. THE SOIL GENERALLY BECOMES DENSER WITH DEPTH. THE SITE SLOPES GENERALLY NORTHEAST AT GRADIENTS OF ABOUT 10% WITH AN ELEVATION CHANGE ACROSS THE SITE OF APPROXIMATELY 30 FEET. ALL EXISTING IMPROVEMENTS AND BUILDINGS WOULD BE DEMOLISHED OR REMOVED DURING PLAT CONSTRUCTION. THE APPLICANT HAS PROPOSED TO RETAIN FOUR (4) OF THE 25 SIGNIFICANT TREES ONSITE. THE APPLICANT HAS SUBMITTED A TECHNICAL INFORMATION REPORT, ARBORIST REPORT AND A GEOTECHNICAL ENGINEERING STUDY WITH THE APPLICATION.

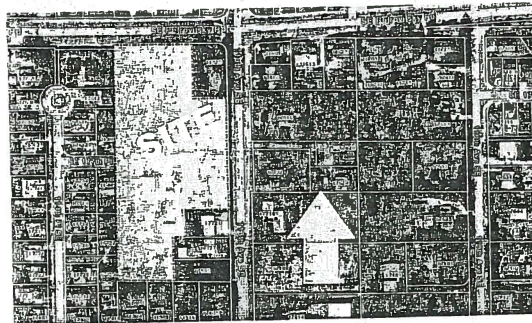
THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 13, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.
DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON NOVEMBER 24, 2015 AT 11:00 AM TO CONSIDER THE PRELIMINARY PLAT. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.
DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.

CERTIFICATION

I, CLARK H. CLOSE, hereby certify that 3 copies of the above document were posted in 3 conspicuous places or nearby the described property on

Date: 10/30/15

Signed: Clark H. Close

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Clark H. Close signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30, 2015

Holly Powers
Notary Public in and for the State of Washington

Notary (Print): Holly Powers

My appointment expires: August 29, 2017

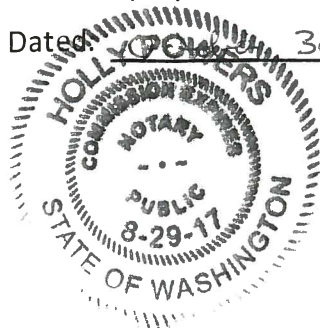


EXHIBIT 23



Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION

**ADMINISTRATIVE
POLICY/CODE
INTERPRETATION #:** CI-73 - REVISED

**MUNICIPAL
CODE SECTIONS:** 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

REFERENCE:

SUBJECT: Residential Building Height (RC thru RMF)

BACKGROUND: **Erratum Statement:** CI-73 implemented changes to the method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

1. Height is measured to the midpoint of a roof; and
2. Flat roofs are able to be as tall as buildings with pitched roofs, which increases the building's massing.